Davidson County DEEDWARR
Recvd: 02/03/16 13:33 2 pgs
Fees:13.00 Taxes:673.40
**20160203-0010578**

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st DAY OF February, 2016.

NOTARY PUBLIC

My Commission expires: 5-6-2019

HEATHER F. S. FLEMING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-19

**Prepared by:**
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 15110038

Address of New Owner
Caleb Spaulding and Megan Spaulding, Husband and Wife
3641 Wood Bridge Road
Nashville, TN 37217

Send Tax Bills To:
Same

Tax Information:
136-07-175.00,

155855

# Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Caleb Gearing,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Caleb Spaulding and Megan Spaulding, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in Davidson County, Tennessee, being Lot No. 390 on the Plan of Priest Lake Park, Section 6, of record in Plat Book 5050, Pages 21 and 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William B. Gearing, Jr. and wife, Teresa B. Gearing, by Warranty Deed from Richard A. Buntele and wife, Lillian A. Buntele, dated 06/28/85 and recorded on 07/08/85 in Book 6601, Page 113, Register's Office for Davidson County, Tennessee. Further conveyed to Teresa Ann Gearing by Quitclaim Deed from William Bishop Gearing, Jr., dated 03/12/97 and recorded on 03/27/95 in Book 10390, Page 169, Register's Office for Davidson County, Tennessee. Teresa Ann Boyer and Teresa Ann Gearing are one in the same person. Teresa Ann Boyer died intestate on 2/04/2015 with Caleb Gearing being her only heir at law. (See affidavit of Heirship of record as Instrument No: **20160203-0010577**)

This is improved property generally located:
3641 Wood Bridge Drive, Nashville, TN 37217

**SUBJECT TO THE FOLLOWING:**

1. 2016 City and/or County Property Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 5050, Pages 21 and 22, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 5097, Page 566, said Register's Office.

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Caleb Gearing** has/have caused this instrument to be executed, this the 21 day of JAN, 2016.

**Caleb Gearing**

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Caleb Gearing,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 21 day of JAN, 2016

My commission Expires: 4/25/18

NOTARY PUBLIC

LEWIS BRONER McCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

Shelly M Smith
Commission Expires
4-24-2018